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Joseph Ballirano, Esq.



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Albert Colannino

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181**

## **AGENDA**

**May 31, 2012**

Notice is hereby given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, Rhode Island. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext 4068. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

- I. Roll Call**
- II. Minutes**
- III. Old Business**
- IV. New Business**

### **A. File 2012-26**

LOCATION: 71 Peck Hill Road  
OWNER/ APPLICANT: Albert J. Jacavone  
LOT: AP 33 — Lot 26; 101,125 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: 40'x30' Barn

**Dimensional Variance** petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

### **B. File 2012-27**

LOCATION: 60 Armento Street  
OWNER/ APPLICANT: Sonny Realty  
LOT: AP 35 — Lot 42; 41,000 sq. ft.; I Zone  
EXISTING USE: Slaughter House  
PROPOSAL: Pen to house animals

**Special Use Permit** petitioned under Article XII § 340-75 Special Use Permit, subsection (b), Article III §340-8 Table of Use Regulations, subsection 1.6, Article XI § 340-68 (a) Continuance of nonconforming development, § 340-71 (a) Extension or enlargement of nonconforming use.

**C. File 2012-18**

LOCATION: 678 Killingly Street  
 OWNER: Rebecca Quattrocchio  
 APPLICANT: Resurrection Power Outreach Ministries International  
 LOT: AP 16 — Lot 632; 43,200 sq. ft.; B-2 Zone  
 EXISTING USE: Vacant commercial unit  
 PROPOSAL: Church

**Special Use Permit** petitioned under Article XII § 340-75 Special Use Permit

**D. File 2012-19**

LOCATION: 1356 Atwood Avenue  
 OWNER: Triple M Properties, LLC  
 APPLICANT: Elvio Sciacca  
 LOT: AP 44 — Lot 361; 6262 sq. ft.; R-10 Zone  
 EXISTING USE: Mixed Use, Residential and Commercial  
 PROPOSAL: 5.5'x18' Addition

**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— SIZE	10,000'	6262'	3738'
	— FRONTAGE	100'	70.08'	29.92'
	— WIDTH	100'	70'	30'
	— FRONT YARD	25'	21.80'	3.20'
	— REAR YARD	40'	29.5'	10.5
	— RIGHT SIDE	15'	11.5'	3.5'

**E. File 2012-20**

LOCATION: 2154 Hartford Avenue  
 OWNER/APPLICANT: Bel-Air Motor Inn, LLC  
 LOT: AP 54 — Lot 87; 71,002.80 sq. ft.; B-2 Zone  
 EXISTING USE: Eighteen Room Motel  
 PROPOSAL: Using twelve of the eighteen rooms as extended stay rooms

**Use Variance** petitioned under Article III, § 340-8 Table of Use Regulations subsection 14.1

**F. File 2012-21**

LOCATION: 700 Greenville Avenue  
 OWNER/ APPLICANT: Michael and Robert Ducharme  
 LOT: AP 55 — Lot 63; 9,037.34 sq. ft.; R-40 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Mixed use, convert living room into yoga studio

**Use Variance** petitioned under Article III, § 340-8 Table of Use Regulations Subsection 4.14

**G. File 2012-24**

LOCATION: Ostend Street  
 OWNER/APPLICANT: Imperial Investments, Inc.  
 LOT: AP 15 — Lot 29; 12,780 sq. ft.; R-15 Zone  
 EXISTING USE: Vacant Lot  
 PROPOSAL: Single Family Dwelling

**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	12,780'	2,220'
	— FRONTAGE	100'	90'	10'

**H. File 2012-25**

LOCATION: 515 Greenville Avenue  
 OWNER: Masco Holdings, LLC  
 APPLICANT: Michael St Angelo  
 LOT: AP 48 — Lot 15; 428,468 sq. ft.; B-1 Zone  
 EXISTING USE: Masonry Business  
 PROPOSAL: 22' x 32' carport style accessory structure to keep material dry

**Dimensional Variance** petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

**I. File 2012-22**

LOCATION: 45 South Bennett Street  
 OWNER: Robert and Louise Lafazia  
 APPLICANT: Derek Lafazia  
 LOT: AP 7 — Lot 61; 27,424 sq. ft.; R-20 Zone  
 EXISTING USE: Vacant Lot  
 PROPOSAL: Single Family Dwelling

**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONTAGE	120'	25'	95'
	— BUILDING HEIGHT	30'	32.8'	2.8'

**J. File 2012-23**

LOCATION: 45 South Bennett Street  
OWNER/APPLICANT: Robert and Louise Lafazia  
LOT: AP 7 — Lot 61; 101,566 sq. ft.; R-20 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: Subdivide parcel into two residential lots

**Dimensional Variance** petitioned under Article III, § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONTAGE	120'	25'	95'

**V. Adjourn**

*Per order of the Zoning Board of Review*  
Bernard Frezza, Chairman